

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302.3.C.1.1 - to permit front setbacks of 11' and 18.5' instead of required 25' & Sec. 400.1 - to locate an accessory structure outside that third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Frame addition extends beyond Building Restriction line.
2. Rooms would have to be taken down to meet setback to restriction line.
3. Variance was not required when permit was issued.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of November, 1986, at 10:45 o'clock A.M.

*Arnold Jablon*  
Zoning Commissioner of Baltimore County.

(over)

87-186-A

IN RE: PETITION FOR ZONING VARIANCE  
SE/corner of North Point Road  
and Graywood Road  
(2501 North Point Road)  
12th Election District  
Eleanor M. Becchetti, et al  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-186-A  
November 18, 1986

The Petitioners herein request a zoning variance to permit front yard setbacks of 11 feet and 18.5 feet in lieu of the required 25 feet, and additionally, to permit an accessory structure (swimming pool) outside that third of the lot farthest removed from any street.

Testimony by the Petitioners indicated that the existing home is situated facing a rounded corner of the lot, which unduly limits the building envelope. An addition on the front of the house was built by the Petitioner's father in approximately 1963 and now contains a bedroom. Another addition was built onto the North Point Road side of the home in about 1977. The builder obtained the permit; there was no variance. The in-ground pool was constructed about 1970 under a permit obtained by the pool company.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of November 1986, that the herein request for a zoning variance to permit front yard setbacks of 11 feet and 18.5 feet, and additionally, to permit an accessory structure (swimming pool) outside the third of the

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Date 11/18/86  
By *John G. Zimmerman*

lot farthest removed from any street, in accordance with the plan submitted, is hereby GRANTED, subject, however, to the following restriction:

Backwash from the swimming pool shall be piped to the driveway and thus channeled to the storm drain.

*John M. H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
Date 11/18/86  
By *John G. Zimmerman*



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Eleanor M. Becchetti  
Ms. Clara S. Beinkampen  
429 Haslett Road  
Joppatowne, Maryland 21085

RE: Petition for Zoning Variance  
SE/corner of North Point Road  
and Graywood Road  
(2501 North Point Road)  
12th Election District  
Case No. 87-186-A

Dear Ms. Becchetti & Ms. Beinkampen:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted, subject to the restrictions noted in the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

*John M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Mr. Rick Golden  
Key Realty, Inc.  
203 Wise Avenue  
Baltimore, Maryland 21222  
People's Counsel

## ZONING DESCRIPTION

Beginning on the SE/Cor. of North Point Road and Graywood Road. Being Lot # 24, On the Amended Plat of Gray Manor 12/112. Containing .17 Ac. in the 12th. Election District. Also known as 2501 North Point Road.

## PETITION FOR ZONING VARIANCES

12th Election District

Case No. 87-186-A

LOCATION: Southeast Corner of North Point Road and Graywood Road  
(2501 North Point Road)

DATE AND TIME: Friday, November 7, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit front yard setbacks of 11 feet and 18.5 feet for existing additions in lieu of the required 25 feet and to locate an accessory structure outside the third of the lot farthest removed from any street

Being the property of Eleanor M. Becchetti, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES  
SE/Corner of North Point Rd. &  
Graywood Rd. (2501 North Point  
Rd.), 12th District  
ELEANOR M. BECCHETTI, et al...  
Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-186-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Eleanor M. Becchetti and Clara S. Beinkampen (Hunt), Petitioners, 429 Haslett Rd., Joppatowne, MD 21085.

Peter Max Zimmerman

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of September, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Eleanor M. Becchetti, et al Received by: James E. Dyer  
Petitioner's Attorney

Chairman, Zoning Plans  
Advisory Committee





# CERTIFICATE OF PUBLICATION

## OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222 Oct. 16, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #81420 - Req. #L 95783 - Case #87-186-A - 67 lines @ \$26.80. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~XXXXXX~~ weeks before the 17th day of October 1986; that is to say, the same was inserted in the issues of Oct. 16, 1986

**Kimbel Publication, Inc.**

per Publisher.

By *K.C. Miller*

**PETITION FOR ZONING VARIANCES**  
12th Election District  
Case No. 87-186-A  
LOCATION: Southwest Corner of North Point Road and Graywood Road (5501 North Point Road)  
DATE AND TIME: Friday, November 7, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 102, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Zoning Variance to permit front yard setbacks of 11 feet and 18.5 feet for existing structures in lieu of the required 25 feet and to locate an accessory structure outside the third of the lot farthest removed from any street.  
Being the property of Eleanor M. Becchetti, et al, as shown on plat plan filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**BALTIMORE COUNTY**  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986  
Item # 126  
Property Owner: ELEANOR M. BECCHETTI, et al  
Location: SE/C NORTH POINT RD. & GRAYWOOD RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) The parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell

**BALTIMORE COUNTY**  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

September 29, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Eleanor M. Becchetti, et al

Location: SE/c North Point Road and Graywood Road

Item No.: 126

Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- ( ) 2. A second means of vehicle access is required for the site.

- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*  
Planning Group  
Special Inspection Division

Noted and

Approved: *[Signature]*

Fire Prevention Bureau

/mb



**BALTIMORE COUNTY**  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

October 11, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 126 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Eleanor M. Becchetti, et al  
Location: SE/C North Point Road and Graywood Road  
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. #11-1 - 1980) and other applicable codes and standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction. Fencing shall comply to code as amended.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Waterway. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*[Signature]*  
C. E. Burman, Chief  
Building Plans Review

10/27/86